

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Justa Lane, 625' W of
Boxer Hill Road
(1114 Justa Lane)
8th Election District
3rd Councilmanic District
Richard P. Koors, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-233-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Richard P. and Lenore E. Koors. The Petitioners request relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 50 feet for a proposed garage addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of February, 1993 that the Petition for Administrative Variance requesting relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 50 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The new garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

THK:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

February 18, 1993

(410) 887-4386

Mr. & Mrs. Richard P. Koors
1114 Justa Lane
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Justa Lane, 625' W of Boxer Hill Lane
(1114 Justa Lane)
8th Election District - 3rd Councilmanic District
Richard P. Koors, et ux - Petitioners
Case No. 93-233-A

Dear Mr. & Mrs. Koors:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1114 JUSTA LA.

which is presently zoned RC-5 RE-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 TO PERMIT A SIDE YARD SETBACK OF 30' IN LIEU OF THE REQUIRED 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) I WOULD LIKE TO BUILD A 24' X 32' GARAGE WITH STORAGE SPACE ABOVE. CONVERT EX. 22' X 22' GARAGE INTO A FAMILY ROOM. THE EX. HOUSE IS A 1500' SQ. FT. RANCHER. I HAVE A NEED FOR ADDITIONAL SPACE FOR RECREATION + STORAGE. I ALSO WOULD LIKE TO KEEP MY PROPERTY COMPARABLE TO OTHERS IN THE COMMUNITY.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchaser/Owner		Legal Owner(s)	
Type or Print Name		Name	
Signature		Signature	
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State		State	
Zipcode		Zipcode	
Attorney for Petitioner		Name	
Type or Print Name		Signature	
Signature		Address	
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Mr. and Mrs. Richard P. Koors
1114 Justa Lane
Cockeysville, MD 21030

RE: Case No. 93-233-A, Item No. 243
Petitioner: Richard P. Koors, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Koors:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on January 11, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *John A. K.* Date: 01/27/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Francis M. and Phyllis K. Coppersmith	236		1-25-93 NC
John W. Armacost, Jr., Trustee	237		NC
Michael I. and Gail G. Brooks	238		NC
Steven E. Meconi	242		NC
Richard P. and Lenore E. Koors	243		NC
Charles H. and Beatrice G. Payne	245		NC
Carl T. and Edward V. Julio	246		NC
COUNT 9	251		NC
Stonegate at Patapsco (Aerial Property)			6-1-92
ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
FINAL TOTALS			
COUNT 20			
*** END OF REPORT ***			

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 4 243 (LEO)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7655 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

OPZ/Strategic Planning (Design Review Section)
Development Review Committee Response Form
Authorized signature: _____ Date: 01/27/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Connelly Funeral Home	230	Comment	1-19-93
Orville M. Jones	231	NC	
Louis A. Slavotinek	232	NC	
Jack J. Basel	234	NC	
COUNT 10			
G & R No. 3, Inc.	233	Comment	1-25-93
Congregation Darchei Tzedek, Inc.	235		
Francis M. and Phyllis K. Coppersmith	236	NC	
John W. Armacost, Jr., Trustee	237	NC	
Michael I. and Gail G. Brooks	238	NC	
Steven E. Meconi	242	NC	
Richard P. and Lenore E. Koors	243	NC	
Charles H. and Beatrice G. Payne	245	NC	
COUNT 9	251		
Stonegate at Patapsco (Aerial Property)			6-1-92
ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
FINAL TOTALS			
COUNT 20			
*** END OF REPORT ***			

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Rake J. Family* Date: 01/27/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Francis M. and Phyllis K. Coppersmith	236	NIC	1-25-93
John W. Armacost, Jr., Trustee	237	NIC	
Michael I. and Gail G. Brooks	238	NIC	
Steven E. Meconi	242	NIC	
Richard P. and Lenore E. Koors	243	NIC	
Charles H. and Beatrice G. Payne	245	NIC	
Carl T. and Edward V. Julio	246	NIC	
COUNT 9	251	NIC	
Stonegate at Patapsco (Aerial Property)			6-1-92
ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
FINAL TOTALS			
COUNT 20			
*** END OF REPORT ***			

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

JANUARY 25, 1993 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RICHARD P. KOORS & LENORE E. KOORS

Location: #1114 JUSTA LANE

Item No.: *243 (LEO) Zoning Agenda: JANUARY 25, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl T. and Edward V. Julio*
Planning & Inspection Division

JP/KEK

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

JAN 22 1993 (410) 887-3353

Richard and Lenore Koors
1114 Justa Lane
Cockeysville, Maryland 21030

Re: CASE NUMBER: 93-233-A
LOCATION: 875 Justa Lane, 625' W of Roman Hill Road
1114 Justa Lane
8th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before January 31, 1993. The closing date (February 16, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Carl T. and Edward V. Julio
Arnold Jablon
Director

73-233-A 73-233-A



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1114 JUSTA L.A.

Subdivision name: _____
plot book# _____, lot# _____, section# _____

OWNER: RICHARD P. KOORS
R. R. HANDEL 111 GREENWAY RD.
08 080 2037400 7904/704
N 4°20'30"E 170.61'

R.V. 90C0
08 080 7084420
5/68/416

08 080 4251100
W. D. MYERS
1110 JUSTA L.A.
8629/177

LOCATION INFORMATION

Councilman's District: 3
Election District: 3
1"=200' scale map:

Zoning: _____
Lot size: 2.91 39,558 square feet

SEWER: ☐
WATER: ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: _____

Zoning Office USE ONLY
reviewed by: _____ ITEM #: _____ CASE#: _____
243

North
date: _____
prepared by: RICHARD KOORS Scale of Drawing: 1"=50'

93-233-A

PETITIONER'S EXHIBIT 1



93-233-A

243

**RE COUNTY
NNING AND ZONING
APHIC MAP**

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTHWEST OF
BALTIMORE
COUNTRY CLUB

SHEET
N.W.
15-D

